

120.0

Map

0013

Block

0005.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 642,700 /

USE VALUE: 642,700 /

ASSESSed: 642,700 /

Total Card /

Total Parcel

642,700

642,700

642,700

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No

Alt No

Direction/Street/City

12

CHRISTINE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: 12 CHRISTINE ROAD LLC

Owner 2:

Owner 3:

Street 1: 17 DICKSON AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: N

Postal: 02474

Type:

PREVIOUS OWNER

Owner 1: MCMAHON FRASER CHERYL/ TRUSTEE -

Owner 2: R & C TRUST -

Street 1: 2 CEDAR ST

Twn/City: MARBLEHEAD

St/Prov: MA

Cntry

Postal: 01945

NARRATIVE DESCRIPTION

This parcel contains .146 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1958, having primarily Vinyl Exterior and 1596 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code

Descrip/No

Amount

Com. Int

PROPERTY FACTORS

Item

Code

Description

%

Item

Code

Description

Z

R1

SINGLE FA

100

water

o

Sewer

n

Electri

Census:

Exmpt

Flood Haz:

D

Topo

1

Level

s

Street

t

Gas:

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Infl

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

101

One Family

6380

Sq. Ft.

Site

0

70.

0.96

5

427,981

428,000

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Infl

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

Total AC/HA: 0.14646

Total SF/SM: 6380

Parcel LUC: 101

One Family

Prime NB Desc

ARLINGTON

Total: 427,981

Spl Credit

Total: 428,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

Parcel ID 120.0-0013-0005.0

PRINT

DATE

TIME

12/30/21

08:53:25

LAST REV

DATE

TIME

10/28/21

08:50:28

danam

9334

PAT ACCT.

GRANTOR

LEGAL REF

TYPE

DATE

SALE CODE

SALE PRICE

V

TST

VERIF

NOTES

MCMAHON FRASER

77031-570

1

2/23/2021

625,000

No

No

MCMAHON RITA J

25212-424

3/7/1995

No

No

Rita J McMahon - DOD: 05/02/2020

PREVIOUS ASSESSMENT

Tax Yr

Use

Cat

Bldg Value

Yrd Items

Land Size

Land Value

Total Value

Asses'd Value

Notes

Date

2022

101

FV

214,700

0

6,380.

428,000

642,700

Year end

12/23/2021

2021

101

FV

207,000

0

6,380.

428,000

635,000

Year End Roll

12/10/2020

2020

101

FV

207,000

0

6,380.

428,000

635,000

635,000

Year End Roll

12/18/2019

2019

101

FV

212,700

0

6,380.

434,100

646,800

646,800

Year End Roll

1/3/2019

2018

101

FV

212,100

0

6,380.

324,000

536,100

536,100

Year End Roll

12/20/2017

2017

101

FV

212,100

0

6,380.

293,500

505,600

505,600

Year End Roll

1/3/2017

2016

101

FV

212,100

0

6,380.

281,200

493,300

493,300

Year End

1/4/2016

2015

101

FV

176,800

0

6,380.

238,400

415,200

415,200

Year End Roll

12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

ACTIVITY INFORMATION

Date

Number

Descrip

Amount

C/O

Last Visit

Fed Code

F. Descrip

Comment

3/30/2021

385

Dormers

160,000

O

6/6/2018

742

Insulate

6,500

C

3/20/2012

257

Manual

5,887

insulation

Date

Result

By

Name

4/1/2021

SQ Returned

JO

Jenny O

3/24/2021

SQ Mailed

MM

Mary M

10/26/2020

Mail Update

JO

Jenny O

10/26/2020

OWNR INFO

JO

Jenny O

9/27/2018

MEAS&NOTICE

PH

Patrick H

3/27/2009

Inspected

189

PATRIOT

1/6/2008

Measured

372

PATRIOT

2/18/2000

Mailer Sent

2/16/2000

Measured

268

PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

AssessPro Patriot Properties, Inc